

# HUNTERS®

HERE TO GET *you* THERE

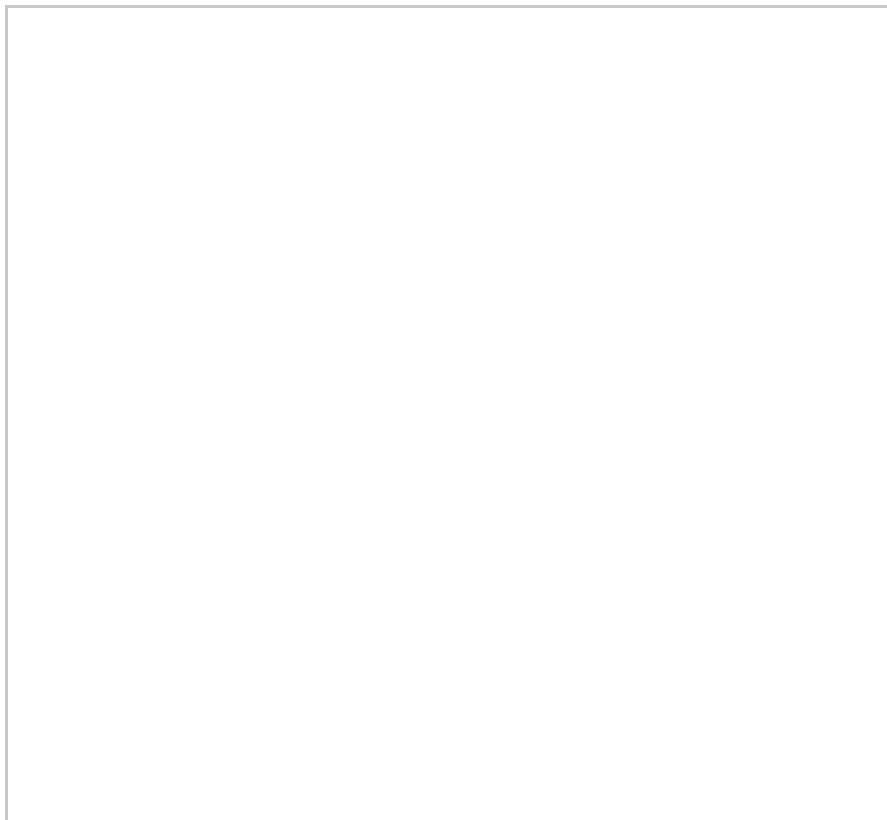


Linthorpe Road  
, Middlesbrough, TS5 6HA  
£85 Per Week

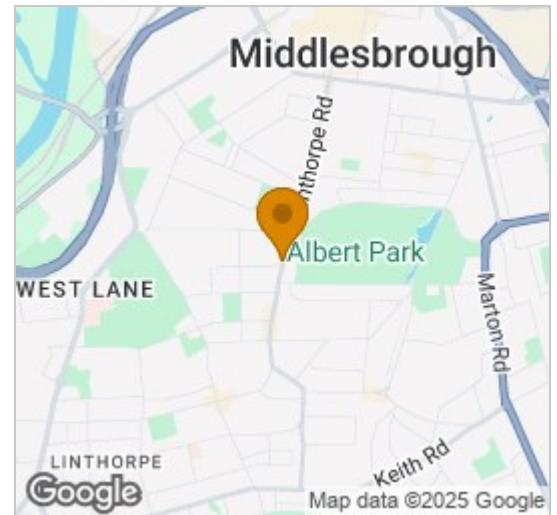


Council Tax:

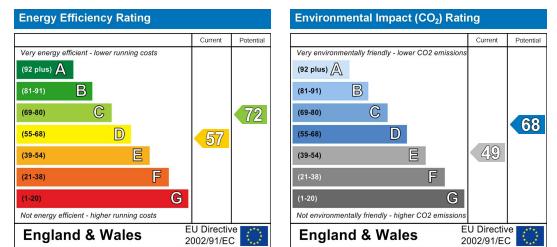
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.

- SHARED ACCOMMODATION ■ 4 DOUBLE BEDROOMS AVAILABLE NOW!
- FULLY REFURBISHED ■ LARGE TERRACE THROUGHOUT
- 2 BATHROOMS
- COAT ROOM
- 2 FRIDGE FREEZERS
- CLOSE TO TEESSIDE UNIVERSITY
- VIDEO VIEWINGS AVAILABLE

\*\*\*50% OFF YOUR FIRST 2 WEEKS RENT!!!\*\*\*

Welcome to this fully refurbished BILLS INCLUDED student property located on Linthorpe Road in the vibrant area of Middlesbrough. This impressive house share offers an ideal living space for students seeking comfort and convenience.

The property boasts four spacious double bedrooms, each designed to provide a restful retreat after a long day of study. With two well-appointed bathrooms, there is ample space for all residents, ensuring that morning routines run smoothly.

The communal reception room serves as a welcoming area for relaxation and socialising, making it perfect for both study groups and casual gatherings with friends. The modern kitchen is equipped to meet all your culinary needs, providing a great space for preparing meals and enjoying shared dining experiences.

Situated in a lively neighbourhood, this property is conveniently located near local amenities, transport links, and educational institutions, making it an excellent choice for students looking to immerse themselves in university life.



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.